

SAN PEDRO DE ALCÁNTARA

4,990,000 €

REFERENCE R5433838

An Exceptional Coastal Estate: Unrivalled Luxury and Development Potential in San Pedro Alcántara, Southern Spain

4	4	321 m²	2,020 m²
BEDROOMS	BATHROOMS	BUILT	PLOT











Description

Luxury Realty is proud to present an extraordinary opportunity to acquire a truly spectacular property situated in a coveted second-line beach location within the prestigious Linda Vista area of San Pedro Alcántara. This remarkable estate, nestled in the heart of Southern Spain's sun-drenched Costa del Sol, offers an unparalleled blend of residential exclusivity and boundless investment potential, representing a jewel in our curated portfolio.

Perched just a stone's throw from the glistening Mediterranean Sea and its vibrant promenade, this property transcends the ordinary. It commands an impressive plot spanning an expansive 2,020 square metres, a rare find in such a prime coastal setting. The estate currently features 321 square metres of meticulously built space, with 175 square metres thoughtfully designated as usable living area, offering immediate comfort alongside significant scope for enhancement and expansion.

The Luxurious Main Residence: A Haven of Elegance and Light

The principal villa exudes an inviting charm, designed for both sophisticated entertaining and serene family living. It comprises three generously proportioned bedrooms, each serving as a tranquil retreat, complemented by three beautifully appointed bathrooms that offer a blend of modern convenience and refined aesthetics. The heart of the home is its expansive living room, a truly magnificent space designed for comfort and connection.

This grand reception area seamlessly integrates with an open-plan gourmet kitchen, creating an uninterrupted flow that is perfect for contemporary lifestyles. Benefitting from a coveted south-facing orientation, the entire living space is bathed in an abundance of natural light throughout the day. Large, strategically placed windows frame views of the lush gardens and allow the Mediterranean sunshine to infuse every corner, cultivating an atmosphere that is both warm and profoundly welcoming. The design prioritises bright, airy interiors, ensuring a constant connection with the idyllic outdoor environment.

Expansive Gardens and Versatile Outdoor Living

The property is maintained in exceptional condition, reflecting careful ownership and attention to detail. Its allure is further enhanced by magnificent, mature gardens that grace both the front and rear of the residence. These sprawling green sanctuaries provide an oasis of calm and privacy, offering ample space for a variety of outdoor activities.

Imagine sun-drenched mornings with a cup of coffee amidst fragrant blossoms, leisurely afternoons by a future bespoke swimming pool, or memorable al fresco soirées under the stars. These generous outdoor areas are perfectly designed for embracing the sublime Costa del Sol climate, providing an ideal backdrop for relaxation, entertaining, and simply enjoying the unparalleled privacy this unique estate affords.

Ascending to the upper level reveals a spacious rooftop terrace, a true highlight offering panoramic views and an elevated sense of escape. Adjacent to this splendid outdoor space is a versatile room, presently configured as a productive office and an inspiring painting atelier. This flexible area holds immense potential to be transformed according to the new owner's desires – perhaps a sophisticated executive office, a vibrant creative studio, a serene reading lounge, or a private wellness retreat. Its adaptability ensures it can cater to a myriad of lifestyle needs, adding another layer of desirability to this magnificent property.

Independent Annex Apartment: Ideal for Guests or Income Generation

Adding significant value and versatility to the estate is a fully independent annex apartment. This self-contained unit is thoughtfully equipped with its own comfortable bedroom, a private bathroom, and a fully functional kitchen. This discrete living space is perfectly suited for accommodating cherished guests in complete privacy, providing comfortable quarters for live-in staff, or serving as an excellent opportunity for generating consistent rental income, further enhancing the property's investment appeal.

Unparalleled Development Potential: A Strategic Investment Opportunity

Perhaps the most compelling attribute of this property is its extraordinary planning versatility. Recognising its immense potential, the current owner has secured approved permissions from the Town Hall for a range of exciting development options. This foresight transforms the estate from a mere residence into a strategic investment vehicle.

Prospective buyers have the flexibility to divide the substantial plot to facilitate the construction of up to four modern townhouses or two luxurious private villas, each designed to capture the essence of coastal living. Alternatively, the existing villa can be significantly extended and enhanced, transforming it into an even grander bespoke residence tailored to the most exacting standards of luxury. Beyond residential possibilities, the approved permissions also allow for the conversion of the space for communal accommodation, sophisticated corporate offices, or a high-end hospitality venture, capitalising on the area's robust tourism and business demand.

The Quintessential San Pedro Alcántara Lifestyle

San Pedro de Alcántara, located on Spain's stunning Southern coast, is celebrated for its authentic charm, beautiful beaches, and sophisticated atmosphere. It offers a perfect balance of traditional Spanish culture and modern amenities. Residents enjoy a bustling town centre with boutique shops, gourmet restaurants, and lively cafes, while the famous promenade provides direct access to pristine beaches and charming chiringuitos. The area is a golf enthusiast's paradise, with numerous championship courses just a short drive away. Its proximity to the glamorous Puerto Banús, Marbella's vibrant Old Town, and a wealth of recreational activities makes San Pedro de Alcántara one of the most sought-after destinations on the Costa del Sol. This property places you at the very epicentre of this desirable lifestyle.

This truly exceptional property represents a rare and compelling offering. It is ideally suited for the discerning individual seeking to acquire a dream villa by the sea, desiring utmost privacy and luxurious living in a prime location. Concurrently, it stands as an unparalleled prospect for astute developers and investors eager to embark on a highly profitable project in one of the most coveted and rapidly appreciating areas of the entire Costa del Sol. Discover the limitless potential that awaits with Luxury Realty.

Details

Reference	R5433838	Property Type	Terraced Townhouse
Status	Sale	Price	4,990,000 €
Bedrooms	4	Bathrooms	4
Build size	321 m²	Plot Size	2,020 m²
Terrace	–	Parking places	by request

Features

Pool, Private garden